C.No: 1797309

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

YAT&C(T)Department - Operational Guidelines for A.P.Tourism Policy - 2020-2025 for allotment of Land to Micro, Small & Medium projects under PPP Mode-Orders-Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (T) DEPARTMENT

G.O.Rt.No.124 **Dated:25.05.2023**

Read the following:

1. G.O.Rt.No.90, YAT&C(PMU) Department, Dt:26.03.2016.
2. G.O.Ms.No.11, YAT&C (T) Dept., Dt:28.12.2020.
3. E-file bearing.no. APTDC-21033(33)/15/2022-AMC SEC-APTDC received from MD, APTDC.

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O R D E R:

In the G.O. 1st read above, Government have instructed that the APTDCL shall continue to function as the Nodal Implementing Agency for the PPP projects taken up by the Tourism Department and APTDC shall set up a PPP cell in the Project Wing of the APTDC to deal exclusively with the PPP Projects duly following the prescribed guidelines/ procedures/ terms and conditions for the PPP Projects.

2. In the G.O. 2nd read above, Government of Andhra Pradesh have issued Andhra Pradesh Tourism Policy 2020 - 2025 with the objective of developing Tourism in the State through large-scale projects that have the potential to drive holistic development of the regions where the projects are located. Andhra Pradesh is blessed with several natural advantages for Tourism. Given the need for large-scale projects at locations, the policy outlines certain incentives to attract investments. The policy also details a very lucrative and investor friendly land lease policy to attract investments. The policy has been successful in garnering investment proposals from several investors and reputed global brands.

3. In the reference 3rd read above, the MD, APTDC has requested the Government to issue Guidelines to A.P.Tourism Policy 2020-2025 for allotment of Land to Micro, Small & Medium projects under PPP Mode.

4. In the light of New Tourism Policy 2020 - 2025 and Mission Mode Approach for Development of Tourism Infrastructure, the Government, after careful examination of the matter hereby issue following operational guidelines to A.P.Tourism Policy 2020-2025 for allotment of Land to Micro, Small & Medium projects under PPP Mode to enable rapid development of Tourism in the State:-

a) For implementation of PPP Mode projects, APTDC shall follow the model Request for Proposal(RFP) documents issued by NITI AYOG - GoI, PPP Guide lines & Advisory(s) with respect to procurement prescribed by Department of Economic Affairs, Ministry of Finance, GoI, the guidelines prepared by Government of A.P including but not limited to Reverse tendering and the provisions stipulated in the Andhra Pradesh Infrastructure Development Enabling Act, 2001 (Act 36 of 2001) and subsequent amendments and Tourism Policy 2020-25 as applicable from time to time.

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b) Government will make available the requisite land for the PPP projects through the CEO, APTA. The title over the land will continue with Government.

c) The VC & MD, APTDC is authorized to lease the land on behalf of Government under PPP Mode by following transparent Bid Process as per the GoI & GoAP guidelines in vogue as applicable from time to time.

d) APTDC shall engage an agency for providing End-to-End Transaction Advisory Services as per the guidelines in vogue. To enable proper and transparent process, APTDC shall utilize the services of the said agency for Transaction Advisory Services and implementation support. The cost incurred on such Project Consultancy should be met from the Success Fee and / or Project Development Fee (PDF) collected for each project or through APTDC resources.

e) A "Committee on Tourism PPP Projects" shall be constituted for reviewing the DPRs, feasibility reports, RFP/Bid Documents and Concession Agreement/Lease Agreement/Development & Management Agreement etc., (i.e., Committee) vetted by the Transaction Advisors.

f) The following members shall constitute the Committee on Tourism PPP Projects:

1)	MD, APTDC	Chairman
2)	CEO, APTA-	Co-Chairman
3)	ED-Projects, APTDC-	Member, Convenor
4)	PPP Expert, Representative of Finance dept., GoAP -	Member
5)	CEO,APUIAML -	Member
6)	Representative from Infrastructure Corporation of Andhra Pradesh (INCAP-Not below the rank of General Manager)	Member
7)	General Manager / Joint Manager PPP, APTDC -	Member
8)	Industry Expert (based on project requirement) - As nominated by the Managing Director	Member
9)	Representative from Technical University (based on project requirement) - As nominated by the Managing Director	Member

The committee shall be responsible for the following:

1. For reviewing the DPRs/ Feasibility reports, Technical & Financial eligibility, RFP/Bid Documents and Concession Agreement/Lease Agreement/Development & Management Agreement etc., vetted by the Transaction Advisors of APTDC.

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2. Recommendation of Lease tenure of the properties/projects as per the Policy & Guidelines in vogue.

3. Decision on the time line of the RFP process adhering to the prevailing guidelines in vogue.

4. Decision on the Bid Parameter & arriving at IBM value (As and when required) as per the Policy & Guidelines in vogue.

5. Changes in any eligibility conditions of PPP projects basing on the pre-bid queries received from the bidders from the point of maximizing the revenue of APTDC (if required) and vetting of Pre-bid queries.

6. For special cases, decisions may be taken on a case-to-case basis supported by adequate reasoning.

7. RFP/Bids Evaluation

8. Recommendations towards evaluation of Bids received.

g) After approval of the RFP /Bid Documents by the "Committee on Tourism PPP Projects", APTDC will release advertisement etc., adequately publicizing as per guidelines in vogue. A Pre-Bid Meeting has to be convened with prospective investors, whenever required as per the terms & conditions of the RFP. The expenditure of such release of advertisements, publicity etc., shall be met from Success Fee and/or Project Development Fee(PDF) or through APTDC resources.

h) Technical Bids shall be opened in presence of the designated APTDC Officials. After technical scrutiny of bids, the scrutiny report shall be placed before "Committee on Tourism PPP Projects" for evaluation of the technical eligibility and recommendation on opening of Financial Bids.

i) The Financial Bids shall be opened in presence of designated APTDC Officials. After scrutiny of financial bids, the scrutiny report shall be placed before "Committee on Tourism PPP Projects" for recommendation on the Financial Bids.

j) The MD, APTDCL shall send with his recommendation a full report (Final Evaluation report) on the bidding process along with the recommendations of the "Committee on Tourism PPP Projects" to the Government for issuance of LOA in favor of the successful bidder.

k) On approval, the Government will communicate the decision by means of an order/Memo and thereafter the APTDC will take further action for award of project, as per prescribed procedure.

l) The APTDC will be authorized entity to enter into Concession Agreement/Lease Agreement/Development & Management Agreement, as the case may be, with successful bidder for the PPP Projects.

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m) APTDC will be responsible for Collection of Lease rentals, Additional Development Premium (ADP)/Revenue Share, Success Fee, Project Development Fee, keeping the same in a separate account in APTDC and utilize the same for the purpose of Transaction Advisory Consultancy Fee, Project Monitoring Costs, Project over heads and Legal advisory services pertaining to the PPP Projects, advertisement charges, pre bid meeting and other expenditures. Since land is given to APTDC free of cost by the Government, at least 60% of the Lease rentals, Additional Development Premium (ADP)/Revenue Share, shall be used for refurbishment of existing tourism infrastructure, creation of new tourism infrastructure, development of new tourism projects, tourism promotion activities, etc.

n) APTDC will nominate the Executive Director (Projects), Superintending Engineer and Estate Officer of APTDC in the Head Office as the State level Project Managers of the PPP Projects and Regional ED/GM of APTDC in-charge of the district, District Tourism Officers and Divisional Managers, APTDC of respective Districts will be the district level project Managers of the PPP Projects. The ED/GM of APTDC, District Tourism Officers and Divisional Managers, APTDC of respective district will be totally involved for monitoring of the PPP Projects and APTDC will ensure that full details are available with them for monitoring the PPP projects.

o) APTDC shall setup proper monitoring procedure to ensure that the PPP project is implemented fully as per terms of Agreements. The APTDC may engage Project Monitoring Consultants for this purpose. The periodic progress report shall be reviewed by APTDC. The review report shall be placed before "Committee on Tourism PPP Projects" for advice and suggestions.

p) APTDC shall follow the advice and other suggestions of the "Committee on Tourism PPP Projects" for proper implementation of PPP Projects.

q) The guidelines pertaining to procurement of operators of Tourism Services projects shall be as per the existing practices & guidelines in vogue.

r) APTDC shall be bound by all Government decisions and directions in respect of PPP Mode Projects from time to time.

5. In addition to APTDC, other agencies in Tourism & Culture Department like Shilparamam Arts Crafts & Cultural Society may also take up Tourism PPP projects. However, the guidelines issued above shall be applicable to all agencies in Tourism & Culture Department, taking up Tourism PPP Projects and if necessary, separate Government Orders will be issued specific to those organizations.

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6. The Managing Director, Andhra Pradesh Tourism Development Corporation shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Managing Director, AP Tourism Development Corporation Limited, Vijayawada.
The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada.
The Chief Executive Officer, AP State Creativity and Culture Commission, Vijayawada.
The Chief Executive Officer, A.P Shilparamam Society.
The Director of Archaeology & Museums, Vijayawada.
The Vice Chairman & Managing Director, INCAP, AC Guards, Hyderabad.
Sf/Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER